



#### 44 Patrick Street Avalon NSW

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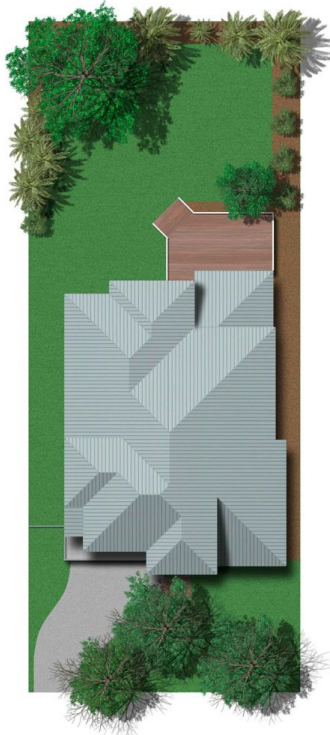
Nestled in an ultra convenient enclave of Avalon Beach, 44 Patrick Street is a contemporary family home with an impressive, wide street presence. Built only 10 years ago (approx.) it still feels very fresh. It just works from the minute you drive into the level driveway, press the remote and drive directly into the enormous double garage - bliss! The double height entrance is a beautiful surprise with a soaring atrium-like ceiling offering a classy, light filled foyer.

Here lies the media/kid's zone and separate study/home office well positioned away from the other living rooms. The generous proportions, full length glass, travertine style tiling, timber floors, ducted air con all suggest a quality build offering a high level of comfort. Each room continues to delight; the main living room with fireplace and bifold doors opening to a generous, undercover, entertaining terrace with steps to the fully enclosed, lush level lawn is bathed in nor-east sunshine. Also opening to the terrace is

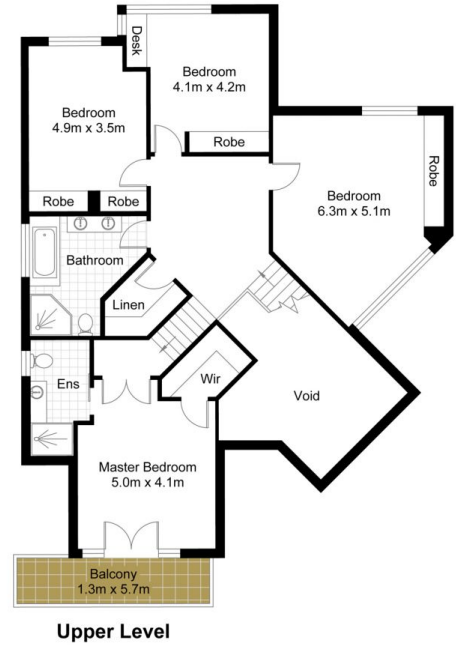
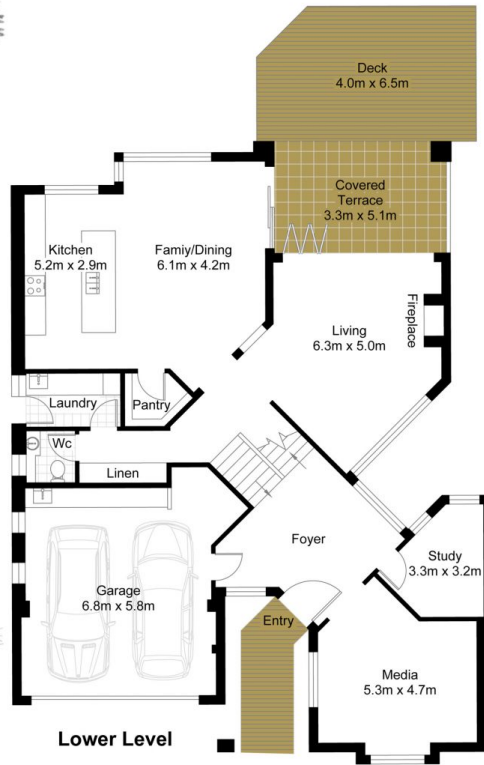
**View :** <https://www.blakeproperty.com.au/sale/nsw/north-ern-beaches/avalon/residential/house/5745923>



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Site Plan



Approx. Internal Area: 314m<sup>2</sup>

We have made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



44 Patrick Street, Avalon Beach

